

SENIORS' HOUSING REPORT

British Columbia



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: 2015

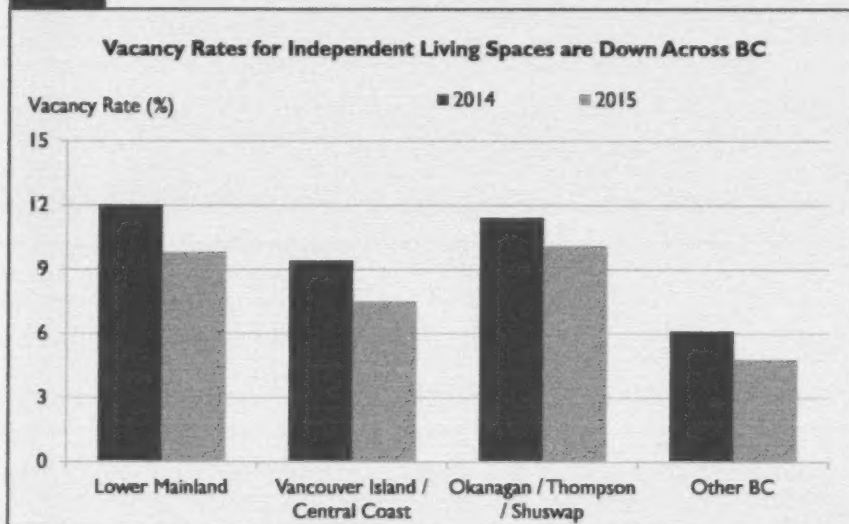
Highlights

- The overall vacancy rate for a standard space in senior's residences homes across British Columbia was 9.1 per cent, compared to 10.9 per cent in 2014.
- Demand for seniors' housing in British Columbia outpaced supply pushing vacancy rates lower across all bedroom counts, all regions and all rent ranges.
- In British Columbia, the overall average rent for an independent living space¹ was \$2,868 per month in 2015, up from \$2,811 in 2014.

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Figure 1

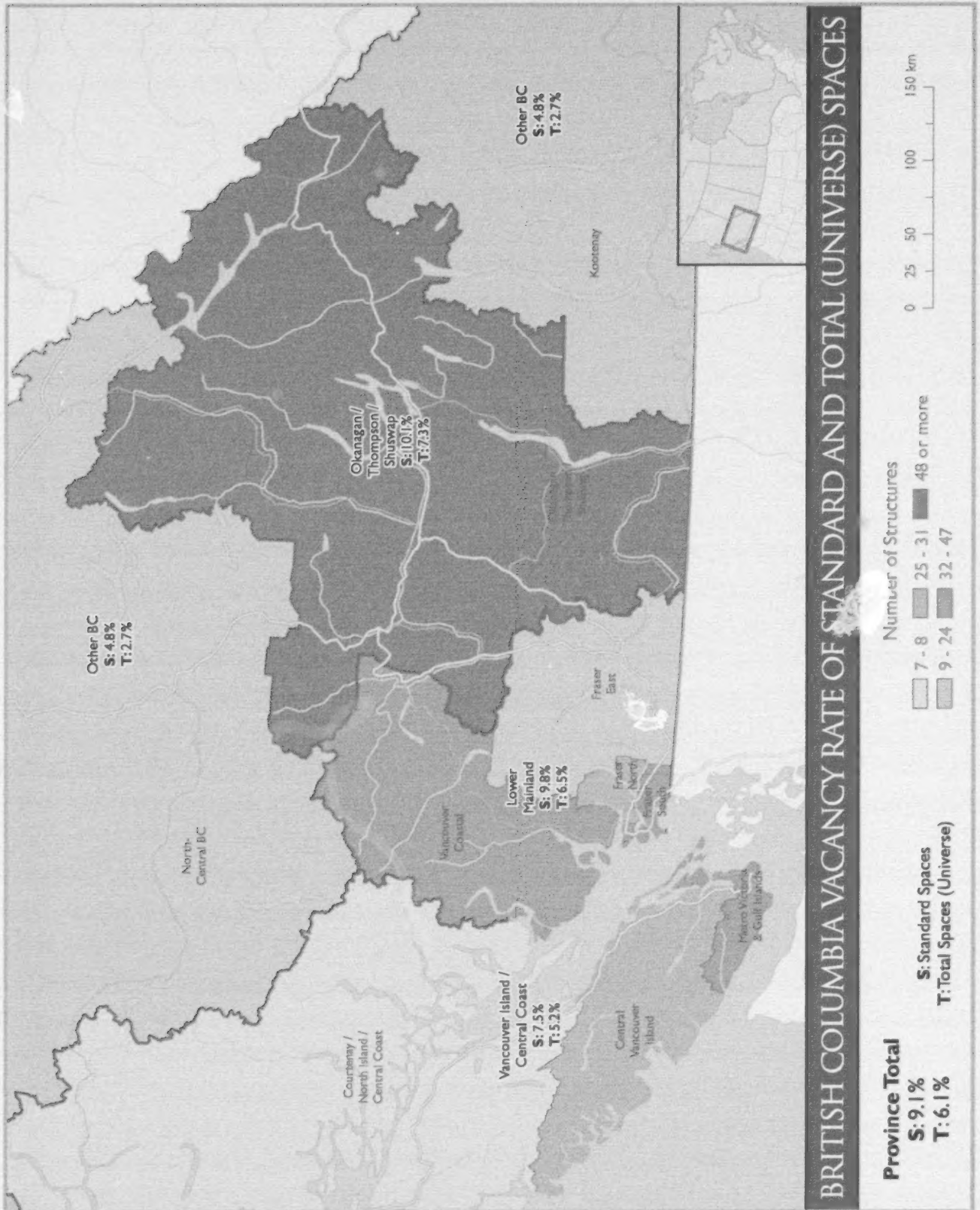


Source: CMHC Seniors' Housing Survey

¹ In BC, these are independent living units.

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Vacancy Rates

Vacancy Rates Moved Lower for Independent Living Suites

According to the results from Canada Mortgage and Housing Corporation's (CMHC's) 2015 Seniors' Housing Survey, the vacancy rate for independent living spaces in British Columbia went down to 9.1 per cent in 2015 from 10.9 per cent in 2014. Independent living suites are found in seniors' complexes where the majority of the residents are aged 65 years or older, on-site meal services are provided, and the residents receive less than 1.5 hours of health care per day.

Vacancy Rates Lower Across All Bedroom Types

Vacancy rates for independent living suites in British Columbia were modestly lower across all bedroom types (Figure 2) and were generally lower compared to results from last year. Two bedroom units continued to have the lowest vacancy rate at 8.0 per cent, and the vacancy rate moved down in 2015 compared to 9.4 per cent in 2014. However, they are the least common type of independent living suite, representing 13.5 per cent of all independent living suites across British Columbia. One-bedroom units had the highest vacancy rate at 9.4 per cent and bachelor units reported a vacancy rate of 8.9 per cent. Vacancy rates for these smaller units were also down from last year at 11.3 per cent and 10.5 per cent, respectively.

Vacancy Rates Vary Across Regions within British Columbia

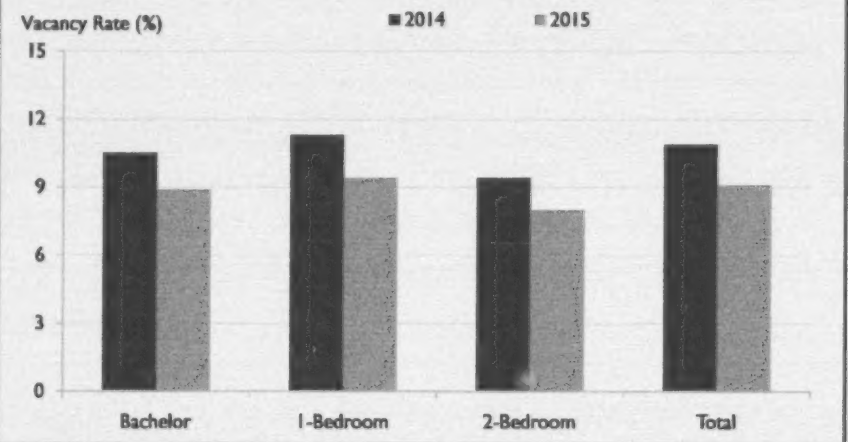
In British Columbia, nearly half of all the independent living spaces are in the Lower Mainland (Figure 3). One-bedroom units are the most common among the four regions² within British Columbia, composing 62 to 67

per cent of all units, while bachelor units made up between 18 to 23 per cent of the total in each region (Table 2.2).

Vacancy rates were down compared to last year in all four regions. In fact, vacancy rates moved lower in nearly all of the centres across British Columbia, with the exception

Figure 2

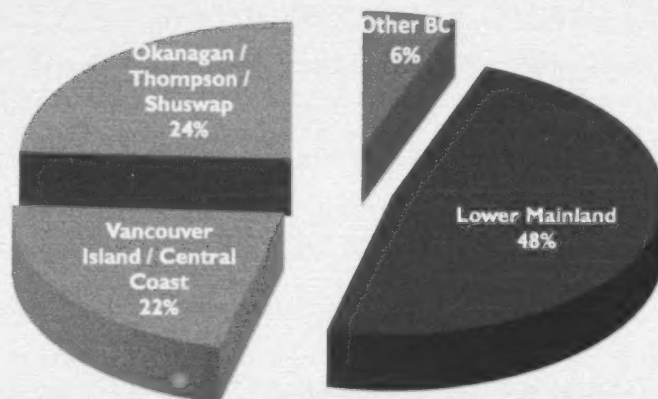
Vacancy Rates Across Independent Living Spaces Are Down for All Bedroom Types



Source: CMHC Seniors' Housing Survey

Figure 3

Most Independent Living Spaces are in Lower Mainland



Source: CMHC Seniors' Housing Survey

² Lower Mainland, Vancouver Island/Central Coast,

of Duncan/Cowichan, Courtenay/North Island/Central Coast, North Okanagan. The Okanagan/Thompson/Shuswap region reported the highest vacancy rate at 10.1 per cent, down from 11.4 per cent the year prior. The vacancy rate also decreased in the Lower Mainland from 12.0 per cent in 2014 to 9.8 per cent in 2015, while the Vancouver Island/ Central Coast region went from 9.4 per cent in 2014 to 7.5 per cent this year. In the Other BC region, which consists of the Kootenays and Northern BC, the vacancy rate declined to 4.8 per cent from 6.1 per cent in 2014.

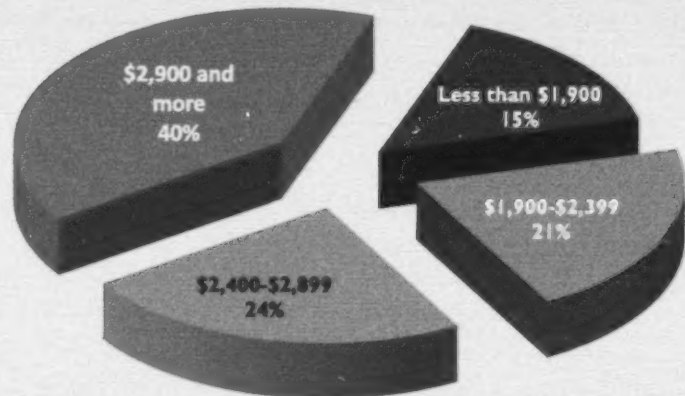
In the Lower Mainland, Vancouver Island / Central Coast and Other BC regions, bachelor units registered the highest vacancy rate of all independent living spaces. The vacancy rate for this unit type was 10.3 per cent in the Lower Mainland and Vancouver Island/Central Coast regions and 6.0 per cent in the Other BC region. On the other hand, one-bedroom units had the highest vacancy rate in the Okanagan/Thompson/Shuswap region at 12.0 per cent.

Vacancy Rates Decline in Every Rent Range

Vacancy rates for independent living suites declined compared to last year in all categories of rent ranges in British Columbia. Units that rented for \$1,900 or less had the lowest vacancy rate and the largest decline from last year, having recorded the highest vacancy rate of all unit types last year. The vacancy rate in this rent range declined to 8.4 per cent in 2015 from 11.9 per cent in 2014. With a share of 15.4 per cent, these units accounted for the smallest segment

Figure 4

Highest Rent Range has the Largest Share of Independent Living Spaces



Source: CMHC Seniors' Housing Survey

of the universe of independent living spaces in the province (Figure 4). Units within this rent range are likely to be found in older complexes that have a simpler set of amenities than newer facilities. The highest vacancy rate across rent ranges was recorded for spaces renting from \$2,400-\$2,899. At 10.2 per cent, this was down from 11.1 per cent last year. Units renting for \$2,900 or more accounted for the largest share of independent living spaces (40 per cent) and had the second lowest vacancy rate between all³ the rent ranges, at 8.7 per cent, down from 11.1 per cent in 2014.

Demand for Heavy Care Spaces Remains Strong

Heavy care spaces are classified as units in senior's residences where the resident is paying an extra amount to receive high-level care (more than 1.5 hours of care per day). A relatively low vacancy rate compared to that of independent living spaces suggests

that demand for heavy care spaces in British Columbia remains strong. The vacancy rate for heavy care spaces was 1.8 per cent this year, up slightly from 1.5 per cent in 2014.

Vacancy rates in three regions⁴ ranged from 1.9 per cent to 2.4 per cent. Vacancy rates for heavy care spaces in the Lower Mainland and Vancouver Island/ Central Coast regions increased from 0.8 per cent to 1.9 per cent and 1.8 per cent to 2.4 per cent, respectively, while the vacancy rate in the Okanagan/Thompson/Shuswap region declined from 3.5 per cent to 1.8 per cent. Strong demand for heavy care spaces is consistent with the growth observed in British Columbia's seniors' population. The need for assistance with day-to-day activities and medical assistance generally increases with age. The population of those who were 75 years or older increased by close to 1,000 people compared to the previous year.

³ There were four categories of rent ranges: less than \$1,900, \$1,900-\$2,399, \$2,400-\$2,899, \$2,900 or more

⁴ Includes the Lower Mainland, Vancouver Island / Central Coast, Okanagan/Thompson/Shuswap regions – excludes the Other BC region where vacancy rate figures were suppressed to protect confidentiality.

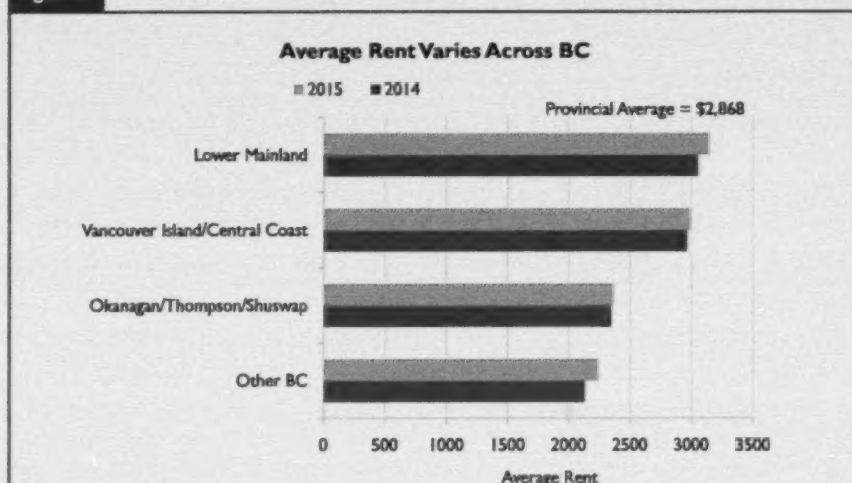
According to the CMHC survey, the average rent for heavy care spaces was \$5,999 in 2014 and \$6,011 in 2015, more than double the average rent of an independent living space.

Average Rents

Average Rents Move Higher

The monthly average rent for independent living suites in British Columbia was \$2,868 in 2015, compared to \$2,811 in 2014. A growing seniors' population led to increased demand for seniors' housing. Although the supply of independent living spaces, at 16,636 units, was higher than last year's number, the vacancy rate declined to 9.1 per cent this year from 10.9 per cent in 2014. As demand exceeded the supply of additional independent living suites, average rent levels rose above year-earlier levels (Figure 5). Rental rates for senior's housing residences are typically higher than rents in the primary rental market⁵ due to the additional services and amenities that are included. One-bedroom and two-bedroom units reported average rents of \$2,941 and \$3,863, respectively, both up from the previous year. Bachelor units had an average rent of \$2,014 in 2015, down from \$2,020 in 2014. By region, rents for seniors' housing were higher in areas where land and house prices are also relatively higher. The Lower Mainland recorded the highest average rent at \$3,143 and the lowest in the Other BC region, which includes the Kootenays and North-Central BC, at

Figure 5



Source: CMHC Seniors' Housing Survey

\$2,237. The Vancouver Coastal region, a sub-region of the Lower Mainland, had the highest average rent level of any sub-region in the province at \$4,187. This sub-region contains the cities of Vancouver, Richmond, North Vancouver and West Vancouver, which are some of the most expensive cities in the province in terms of land and existing home prices.

Services and Amenities

Senior's residences typically offer many services and amenities not found in the purpose-built rental accommodation, contributing to higher rents in the former. Services and amenities may include meal plans, on-site medical services and nurses, a pharmacy and/or recreational programs. All of the residences in this survey provide at least one on-site meal plan. The most commonly offered amenity in seniors' residences

in BC was a 24-hour call bell found in 95.1 per cent of structures surveyed. Internet access was found in nearly three-quarters of the structures surveyed, and exercise facilities were included in just over half of the structures surveyed.

⁵ Primary rental market includes privately-initiated structures with at least three rental units, which have been on the market for at least three months and excludes the secondary rentals such as investor owned condominiums that are rented out, or secondary suites and accessory units.

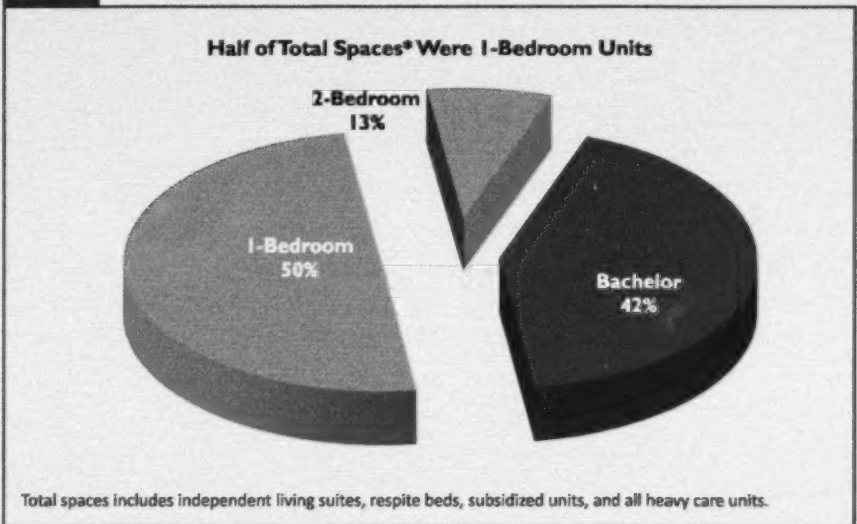
Universe

Most Seniors' Spaces are Smaller Units

CMHC's Seniors' Housing Survey included 30,194 units in 2015, up from 29,503 in 2014. These spaces were spread across 354 residences and housed 30,198 residents. Although the seniors' population is estimated to have grown compared to the previous year, the expanding stock of units in senior's residences attracted a larger share of this population, causing the capture rate⁶ for residences included in the survey to increase slightly to 8.5 per cent in 2015 compared to 8.2 per cent in 2014. More than half of the population of seniors in BC were living in the Lower Mainland, where 47 per cent of all seniors' rental suites were located. The second largest segment of the seniors' population was living in the Vancouver Island / Central coast region, where these spaces accounted for 24 per cent of the provincial total.

One-bedroom units were the most common type of seniors' housing in every region of the province, making up half of all units available to BC's seniors', followed by bachelor units which comprised 42.3 per cent of the total (Figure 6).

Figure 6



Source: CMHC Seniors' Housing Survey

The majority of the identified units in the survey, or 16,636 units, were independent living spaces. Non-market and heavy care spaces amounted to 5,463 and 7,054 units, respectively. Almost two-thirds of all independent living suites were one-bedroom units, and nearly all heavy care spaces were bachelor units. The total universe in the standard tables of the survey only included units in buildings with at least one non-heavy-care unit. In addition to the 30,194 units in that universe, there were also 20,890 spaces in 100% heavy-care residences, which were all bachelor units (Table O3.1 - Table O3.5).

⁶ The capture rate is the proportion of the population aged 75 and over living in residences included in the survey universe.

Spotlight on...

Growing and Changing Senior Population Impacts Senior's Housing Demand

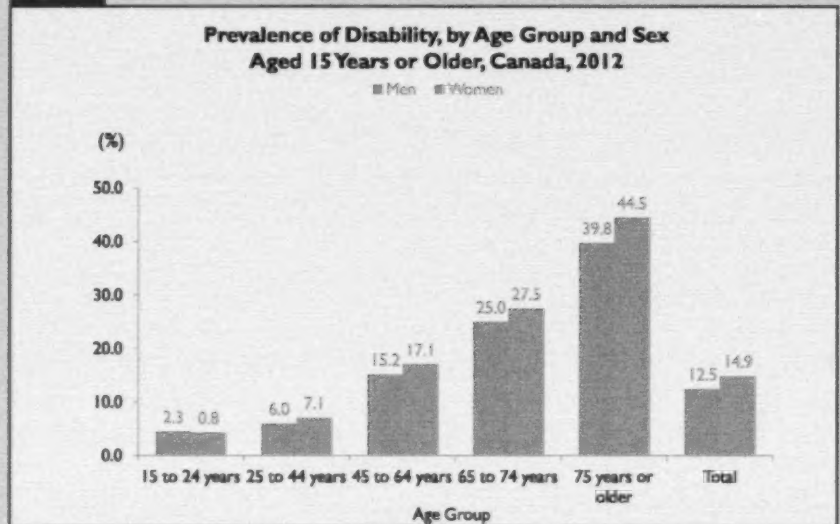
Seniors are a large and growing population, some of which will decide to move to a senior's residence as they get older. Based on the 2015 Seniors' Housing Market Survey, the average age of a resident in a seniors' home was 83 years. In Table 1, the proportion of persons aged 75 and older has recorded double-digit increases in each of the past five census periods, reflecting both an aging population and in-migration of retirees from other areas. The 75 and older age group increased by 11 per cent or 30,690 persons between 2006 and 2011. This demographic shift will become more pronounced as Baby Boomers move through their retirement years. By 2024, one in 10 British Columbians is expected to be a senior (75+), compared to one in 14 in 2014 and one in 15 in 2004. Since 2010, more than 2,700 independent living spaces and 1,500 heavy care spaces have been added to the seniors' housing universe in British Columbia, bringing the total universe to 30,194 units. In

Table 1
Census Populations 75+
British Columbia

Year*	% Population Age 75+	Persons aged 75+	Per Cent Increase
1986	4.6%	134,025	
1991	5.2%	171,930	28%
1996	5.5%	203,490	18%
2001	6.3%	246,385	21%
2006	7.0%	286,415	16%
2011	7.2%	317,105	11%

Source: Statistics Canada

Figure 7



Source: Statistics Canada, Canadian Survey on Disability, 2012.

addition to the 7,054 heavy care units in the 2015 CMHC Seniors' Housing Market Survey, there were an additional 20,890 heavy care units located in residences which offer heavy care services to 100 per cent of units such as nursing homes and long term care homes (not included in this survey).

As the seniors age, they are more likely to have some level of disability that limits their activity; therefore, more likely to need care and choose seniors' housing. According to the Canadian Survey on Disability (conducted by Statistics Canada in 2012), close to 40 per cent of men and 45 per cent of women 75 years or older had a disability that limited their activity (Figure 7). Some of these seniors prefer to move to a senior's residence where they will be provided with up to 1.5 hours of care per day (independent living space) or to a residence where they could access more than 1.5 hours of

care per day (heavy care space). In addition to the growing population of seniors, including some with a disability causing a need for more care, increasing life expectancy coupled with more active lifestyles have influenced demand for senior's housing and the introduction of new types of housing and care models in recent years. For example, more residences offer varied recreation programs and include options for a range of care, enabling seniors to age in place. Other factors, including health care policy and changing consumer preferences will also continue to play a role in shaping future demand for senior's housing.

Primary Geography	Intermediate Geography	Regional Districts	CAs/CMA's
Lower Mainland	Fraser East	Fraser Valley Regional District	Abbotsford CMA Chilliwack CA
	Fraser North	part of Greater Vancouver Regional District	part of Vancouver CMA, including Burnaby, New Westminster, Coquitlam, Port Moody, Maple Ridge, Pitt Meadows
	Fraser South	part of Greater Vancouver Regional District	part of Vancouver CMA, including Langley, Surrey, White Rock, Delta
	Vancouver Coastal	part of Greater Vancouver Regional District Sunshine Coast Regional District Squamish Lillooet Regional District	part of Vancouver CMA, including Vancouver City, Richmond, North Vancouver, West Vancouver, Bowen Island, Lion's Bay, Belcarra, Anmore, GRVD RDA "A" Squamish CA
Vancouver Island/ Central Coast	Metro Victoria & Gulf Islands	Capital Regional District	Victoria CMA
	Central Vancouver island	Nanaimo Regional District Alberni-Clayoquot Regional District Cowichan Valley Regional District	Nanaimo CA Parksville CA Port Alberni CA Duncan CA
	Courtenay / North Island & Central Coast	Comox Valley Regional District Strathcona Regional District Mount Waddington Regional District Powell River Regional District Central Coast Regional District	Courtenay CA Campbell River CA Powell River CA
	Okanagan/Thompson / Shuswap	Central Okanagan Regional District	Kelowna CMA
		North Okanagan Regional District	Vernon CA
Okanagan/Thompson / Shuswap	South Okanagan	Okanagan-Similkameen Regional District	Penticton CA
	Thompson/Shuswap	Columbia-Shuswap Regional District Thompson-Nicola Regional District	Salmon Arm Kamloops CA
	Kootenay	East Kootenay Regional District Central Kootenay Regional District Kootenay Boundary Regional District	Cranbrook CA
		Peace River Regional District	Dawson Creek CA Fort St John CA
Other BC	North-Central BC	Northern Rockies Regional District Bulkley-Nechako Regional District Stikine Regional District Kitimat-Stikine Regional District	Terrace CA Kitimat CA Prince Rupert CA
		Skeena-Queen Charlotte Regional District Cariboo Regional District Fraser-Fort George Regional District	Williams Lake CA Quesnel CA Prince George CA

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1.1 Vacancy Rates (%) of Independent Living Spaces¹ by Unit Type British Columbia

Centre	Bachelor		One Bedroom		Two Bedroom		Total	
	2014	2015	2014	2015	2014	2015	2014	2015
Lower Mainland	9.1	10.3	13.0	9.9	11.5	8.5	12.0	9.8
Fraser East	7.5	9.6	11.0	8.5	12.3	9.5	10.6	8.9
Abbotsford/Mission	**	**	6.8	6.6	14.4	5.8	8.2	7.4
Chilliwack/Hope/Agassiz	7.1	6.5	18.3	11.9	10.0	13.4	13.5	10.6
Fraser North	9.0	6.6	10.8	8.4	5.3	7.2	9.9	7.9
Burnaby	10.7	5.6	8.0	7.7	**	**	8.9	7.2
Coq/PtCoq/PtMoody	4.2	4.3	16.2	15.1	7.3	10.7	12.7	12.2
Maple Ridge/Pitt Meadows	**	**	10.3	3.5	2.2	4.3	10.7	5.7
New Westminster	**	**	**	**	**	**	**	**
Fraser South	15.0	17.5	14.6	10.4	11.5	9.3	14.3	11.7
Langley	2.9	5.7	17.3	12.8	16.1	7.9	15.4	11.2
Surrey/Delta	20.8	21.5	12.3	10.0	5.8	7.1	14.6	13.7
White Rock/S. Surrey	10.5	16.8	13.3	8.4	11.6	13.4	12.8	10.1
Vancouver Coastal	4.1	6.3	14.5	11.4	14.5	7.4	12.1	9.7
Vancouver	4.2	7.0	15.7	15.3	20.8	10.3	12.3	12.1
Richmond	**	**	**	**	**	**	1.6	0.0
North/West Vancouver	**	5.2	15.2	9.2	12.9	7.5	13.5	8.4
Coastal Vancouver	**	**	**	**	**	**	**	**
Vancouver Island/ Central Coast	12.0	10.3	9.3	6.7	6.0	7.4	9.4	7.5
Metro Victoria & Gulf Islands	17.7	11.5	9.4	6.7	5.5	7.6	10.4	7.6
Saanich, Peninsula & Gulf Islands	15.8	12.4	13.1	8.2	6.9	9.4	12.5	9.1
Victoria / Esq. /Oak Bay / V. Royal	19.3	12.1	7.9	6.5	4.4	6.1	9.9	7.7
West Shore	**	**	**	**	**	**	**	**
Central Vancouver Island	4.7	5.7	8.8	7.6	7.3	6.6	7.8	7.1
Duncan/Cowichan	4.2	4.1	5.0	13.5	**	**	4.2	9.0
Parksville/Qualicum	**	**	**	**	**	**	**	**
Port Alberni	**	**	**	**	**	**	**	**
Nanaimo	6.6	7.7	10.2	7.2	9.3	9.3	9.6	7.5
Courtenay/ North Island/ Central Coast	0.0	25.4	**	**	**	**	8.0	8.9
Okanagan/ Thompson/ Shuswap	12.6	5.7	11.1	12.0	10.5	9.0	11.4	10.1
Central Okanagan	14.8	9.1	6.6	7.4	9.9	6.0	8.5	7.5
North Okanagan	4.2	1.0	2.8	10.7	0.9	2.4	3.1	5.5
South Okanagan	27.3	12.8	15.2	15.6	7.3	5.7	16.0	13.9
Thompson/ Shuswap	12.9	4.2	18.8	18.7	17.8	17.9	17.2	14.9
Other BC	6.3	6.0	7.1	5.2	1.4	2.1	6.1	4.8
British Columbia	10.5	8.9	11.3	9.4	9.4	8.0	10.9	9.1

¹ Nationally these are referred to as Standard Spaces.

The following units are excluded from the table above: non-market/subsidy units; respite units; and, units where an extra charge is paid for Heavy-care (1½ hours or more of care).

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** : Suppressed for confidentiality/statistical reliability - : A zero count or no Universe

1.2 Vacancy Rates (%) of Independent Living Spaces¹ by Rent Range (\$)

British Columbia

Centre	Less than \$1,900		\$1,900 - \$2,399		\$2,400 - \$2,899		\$2,900 and more		Total where rents are known	
	2014	2015	2014	2015	2014	2015	2014	2015	2014	2015
Lower Mainland	8.7	7.5	11.5	10.4	13.4	11.8	12.4	9.4	12.0	9.8
Fraser East	2.2	1.5	14.9	9.3	14.4	16.3	6.9	7.5	10.6	8.9
Abbotsford/Mission	**	0.5	7.1	6.6	13.3	16.9	**	7.1	8.2	7.4
Chilliwack/Hope/Agassiz	3.0	2.7	19.5	11.9	**	**	**	**	13.5	10.6
Fraser North	9.5	6.1	15.0	12.8	11.1	3.6	6.7	8.7	9.9	7.9
Burnaby	**	**	**	11.0	9.6	**	**	**	8.9	7.2
Coq/Pt Coq/Pt Moody	**	**	20.8	**	19.3	**	11.2	14.9	12.7	12.2
Maple Ridge/Pitt Meadows	24.3	**	**	**	7.2	4.3	1.5	2.8	10.7	5.7
New Westminster	**	**	**	**	**	**	**	**	**	**
Fraser South	22.3	16.4	14.2	17.5	13.2	13.3	13.6	8.6	14.3	11.7
Langley	**	**	6.3	7.4	14.7	10.1	19.7	13.6	15.4	11.2
Surrey/Delta	29.7	16.0	19.1	25.7	11.8	24.1	8.4	3.2	14.6	13.7
White Rock/S. Surrey	**	**	15.9	11.8	10.8	14.9	13.0	9.2	12.8	10.1
Vancouver Coastal	0.8	**	2.3	2.3	27.1	17.0	14.1	10.7	12.1	9.7
Vancouver	**	**	3.5	2.7	**	**	17.0	15.9	12.3	12.1
Richmond	**	**	**	**	**	**	**	**	1.6	0.0
North/West Vancouver	**	**	**	**	**	**	13.5	8.4	13.5	8.4
Vancouver Coastal	**	**	**	**	**	**	**	**	**	**
Vancouver Island/ Central Coast	9.7	7.5	5.8	4.2	9.9	9.7	9.7	7.5	9.3	7.5
Metro Victoria & Gulf Islands	17.6	5.0	5.7	2.0	10.7	15.2	10.5	7.5	10.2	7.6
Saanich, Peninsula & Gulf Islands	**	**	4.2	1.6	13.3	14.1	14.3	9.7	12.5	9.1
Victoria / Esq. /Oak Bay / V. Royal	20.7	5.3	14.0	**	10.3	18.3	6.1	4.6	9.5	7.7
West Shore	**	**	**	**	**	**	**	**	**	**
Central Vancouver Island	4.3	9.4	6.1	0.5	10.3	6.9	6.3	8.6	7.8	7.1
Duncan/Cowichan	**	**	**	**	**	**	8.3	16.0	4.2	9.0
Parksville/Qualicum	**	**	**	**	**	**	**	**	**	**
Port Alberni	**	**	**	**	**	**	**	**	**	**
Nanaimo	**	11.2	7.6	0.7	12.2	6.4	7.2	9.3	9.6	7.5
Courtenay/ North Island/ Central Coast	**	**	**	**	**	**	10.8	5.1	8.0	8.9
Okanagan/ Thompson/ Shuswap	16.5	9.6	11.5	11.9	8.2	9.9	8.4	8.0	11.4	10.1
Central Okanagan	16.9	10.2	4.3	6.7	5.6	7.8	7.0	5.8	8.5	7.5
North Okanagan	2.9	3.2	7.0	3.3	1.6	11.2	1.1	2.9	3.1	5.5
South Okanagan	24.3	12.7	16.6	24.6	8.3	4.4	6.3	4.4	16.9	13.9
Thompson/ Shuswap	21.1	15.3	17.4	12.6	16.9	16.6	13.1	15.3	16.8	14.9
Other BC	7.1	9.1	2.4	1.4	13.2	5.9	**	1.3	6.3	4.8
British Columbia	11.9	8.4	9.3	9.2	11.1	10.2	11.1	8.7	10.9	9.1

¹ Nationally these are referred to as Standard Spaces.

The following units are excluded from the table above: non-market/subsidy units; respite units; and, units where an extra charge is paid for Heavy-care (1½ hours or more of care). Second person extra charge is also excluded from the calculation.

The following letter codes are used to indicate the reliability of the estimates:

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** : Suppressed for confidentiality/statistical reliability - : A zero count or no Universe

1.3 Vacancy Rates (%) and Average Rents (\$) of Heavy Care Spaces¹

British Columbia

Centre	Vacancy Rate		Average Rent	
	2014	2015	2014	2015
Lower Mainland	0.8	1.9	6,075	6,051
Fraser East	0.5	2.8	5,199	**
Fraser North	0.2	1.6	**	**
Fraser South	1.2	1.0	5,853	5,821
Vancouver Coastal	1.0	2.3	**	**
Vancouver Island/ Central Coast	1.8	2.4	6,153	6,372
Metro Victoria & Gulf Islands	1.8	2.5	6,509	6,766
Central Vancouver Island	1.6	2.7	5,399	5,644
Courtenay/ North Island/ Central Coast	**	**	**	**
Okanagan/ Thompson/ Shuswap	3.5	1.8	5,464	5,165
Other BC	0.5	**	**	**
British Columbia	1.5	1.8	5,999	6,011

¹ Non-market heavy care units are excluded from Average Rents, but are included in Vacancy Rate.

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a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** : Suppressed for confidentiality/statistical reliability - : A zero count or no Universe

1.4 Universe, Number of Residents Living in Universe and Capture Rate (%)

British Columbia

Centre	Total Number of Spaces	Overall Vacancy Rate		Number of Residences	Number of Residents	Estimated Population Aged 75+ ¹	Capture Rate ² (%)
		2014	2015				
Lower Mainland	14,304	7.2	6.5	136	14,192	192,791	7.4
Fraser East	2,419	5.8	5.7	23	2,430	22,134	11.0
Abbotsford/Mission	1,484	4.1	5.1	8	1,504	12,680	11.9
Chilliwack/Hope/Agassiz	935	8.6	6.7	15	926	9,454	9.8
Fraser North	3,029	7.1	5.8	28	3,014	39,437	7.6
Fraser South	4,584	8.2	7.3	41	4,544	49,136	9.2
Langley	1,163	12.1	9.1	11	1,166	9,611	12.1
Surrey/Delta	1,762	7.2	7.4	17	1,706	28,443	6.0
White Rock/S. Surrey	1,659	6.6	5.9	13	1,672	11,082	15.1
Vancouver Coastal	4,272	6.8	6.5	44	4,203	82,084	5.1
Vancouver Island/ Central Coast	7,148	5.9	5.2	86	7,252	77,504	9.4
Metro Victoria & Gulf Islands	3,782	7.0	5.3	47	3,869	35,687	10.8
Central Vancouver Island	2,747	4.2	4.7	31	2,762	28,493	9.7
Courtenay/ North Island/ Central Coast	619	6.0	6.5	8	621	13,324	4.7
Okanagan/ Thompson/ Shuswap	6,450	8.3	7.3	88	6,473	56,813	11.4
Central Okanagan	2,376	5.9	5.2	27	2,478	18,337	13.5
North Okanagan	1,082	2.4	4.1	15	1,118	8,946	12.5
South Okanagan	1,478	9.5	8.1	19	1,435	12,113	11.8
Thompson/ Shuswap	1,514	14.5	12.0	27	1,442	17,417	8.3
Other BC	2,292	2.8	2.7	44	2,281	29,657	7.7
British Columbia	30,194	6.8	6.1	354	30,198	356,765	8.5

¹ Source: Current Population Estimates, P.E.O.P.L.E. 2014, BC Statistics.

² The capture rate is the proportion of the population aged 75 and over living in the survey universe.

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** : Suppressed for confidentiality/statistical reliability - : A zero count or no Universe

2.1 Universe of Total Spaces by Unit Type British Columbia

Centre	Bachelor	One Bedroom	Two Bedroom	Total
Lower Mainland	6,025	7,254	1,025	14,304
Fraser East	1,075	1,112	232	2,419
Fraser North	1,239	1,638	152	3,029
Fraser South	1,997	2,244	343	4,584
Vancouver Coastal	1,714	2,260	298	4,272
Vancouver Island/ Central Coast	3,030	3,584	534	7,148
Metro Victoria & Gulf Islands	1,332	2,129	321	3,782
Central Vancouver Island	1,427	1,165	155	2,747
Courtenay/ North Island/ Central Coast	271	290	58	619
Okanagan/ Thompson/ Shuswap	2,509	3,276	665	6,450
Central Okanagan	824	1,337	215	2,376
North Okanagan	496	460	126	1,082
South Okanagan	655	709	114	1,478
Thompson/ Shuswap	534	770	210	1,514
Other BC	1,192	950	150	2,292
British Columbia	12,756	15,064	2,374	30,194

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** : Suppressed for confidentiality/statistical reliability - : A zero count or no Universe

2.2 Universe by Unit Type British Columbia

Centre	Bachelor	One Bedroom	Two Bedroom	Total
Lower Mainland	6,025	7,254	1,025	14,304
Independent Living Spaces ¹	1,733	5,284	1,006	8,023
Non-Market Spaces(Independent Living)	891	1,725	7	2,623
Heavy Care Spaces	3,291	19	-	3,310
All Other Spaces	-	-	-	-
Unknown Spaces	110	226	12	348
Fraser East	1,075	1,112	232	2,419
Independent Living Spaces ¹	228	836	232	1,296
Non-Market Spaces(Independent Living)	38	276	-	314
Heavy Care Spaces	809	-	-	809
All Other Spaces	-	-	-	-
Unknown Spaces	-	-	-	-
Fraser North	1,239	1,638	152	3,029
Independent Living Spaces ¹	489	1,338	152	1,979
Non-Market Spaces(Independent Living)	196	280	-	476
Heavy Care Spaces	554	-	-	554
All Other Spaces	-	-	-	-
Unknown Spaces	-	20	-	20
Fraser South	1,997	2,244	343	4,584
Independent Living Spaces ¹	523	1,707	335	2,565
Non-Market Spaces(Independent Living)	260	391	-	651
Heavy Care Spaces	1,104	19	-	1,123
All Other Spaces	-	-	-	-
Unknown Spaces	110	127	8	245
Vancouver Coastal	1,714	2,260	298	4,272
Independent Living Spaces ¹	493	1,403	287	2,183
Non-Market Spaces(Independent Living)	397	778	7	1,182
Heavy Care Spaces	824	-	-	824
All Other Spaces	-	-	-	-
Unknown Spaces	-	79	4	83
Vancouver Island/ Central Coast	3,030	3,584	534	7,148
Independent Living Spaces ¹	737	2,443	486	3,666
Non-Market Spaces(Independent Living)	346	877	11	1,234
Heavy Care Spaces	1,866	4	-	1,870
All Other Spaces	-	-	-	-
Unknown Spaces	81	260	37	378
Metro Victoria & Gulf Islands	1,332	2,129	321	3,782
Independent Living Spaces ¹	360	1,365	279	2,004
Non-Market Spaces(Independent Living)	170	500	5	675
Heavy Care Spaces	721	4	-	725
All Other Spaces	-	-	-	-
Unknown Spaces	81	260	37	378
Central Vancouver Island	1,427	1,165	155	2,747
Independent Living Spaces ¹	314	893	151	1,358
Non-Market Spaces(Independent Living)	104	272	4	380
Heavy Care Spaces	1,009	-	-	1,009
All Other Spaces	-	-	-	-
Unknown Spaces	-	-	-	-

continued

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** : Suppressed for confidentiality/statistical reliability - : A zero count or no Universe

2.2 Universe by Unit Type British Columbia

Centre	Bachelor	One Bedroom	Two Bedroom	Total
Courtenay/ North Island/ Central Coast	271	290	58	619
Independent Living Spaces ¹	63	185	56	304
Non-Market Spaces(Independent Living)	72	105	2	179
Heavy Care Spaces	136	-	-	136
All Other Spaces	-	-	-	-
Unknown Spaces	-	-	-	-
Okanagan/ Thompson/ Shuswap	2,509	3,276	665	6,450
Independent Living Spaces ¹	914	2,490	619	4,023
Non-Market Spaces(Independent Living)	283	651	10	944
Heavy Care Spaces	1,182	-	-	1,182
All Other Spaces	-	-	-	-
Unknown Spaces	130	135	36	301
Central Okanagan	824	1,337	215	2,376
Independent Living Spaces ¹	287	1,144	215	1,646
Non-Market Spaces(Independent Living)	20	193	-	213
Heavy Care Spaces	517	-	-	517
All Other Spaces	-	-	-	-
Unknown Spaces	-	-	-	-
North Okanagan	496	460	126	1,082
Independent Living Spaces ¹	296	338	126	760
Non-Market Spaces(Independent Living)	4	122	-	126
Heavy Care Spaces	196	-	-	196
All Other Spaces	-	-	-	-
Unknown Spaces	-	-	-	-
South Okanagan	655	709	114	1,478
Independent Living Spaces ¹	94	488	88	670
Non-Market Spaces(Independent Living)	140	153	10	303
Heavy Care Spaces	305	-	-	305
All Other Spaces	-	-	-	-
Unknown Spaces	116	68	16	200
Thompson/ Shuswap	534	770	210	1,514
Independent Living Spaces ¹	237	520	190	947
Non-Market Spaces(Independent Living)	119	183	-	302
Heavy Care Spaces	164	-	-	164
All Other Spaces	-	-	-	-
Unknown Spaces	14	67	20	101
Other BC	1,192	950	150	2,292
Independent Living Spaces ¹	167	616	141	924
Non-Market Spaces(Independent Living)	323	330	9	662
Heavy Care Spaces	692	-	-	692
All Other Spaces	-	-	-	-
Unknown Spaces	10	4	-	14
British Columbia	12,756	15,064	2,374	30,194
Independent Living Spaces ¹	3,551	10,833	2,252	16,636
Non-Market Spaces(Independent Living)	1,843	3,583	37	5,463
Heavy Care Spaces	7,031	23	-	7,054
All Other Spaces	-	-	-	-
Unknown Spaces	331	625	85	1,041

¹ Nationally these are referred to as Standard Spaces.

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2.3 Universe of Independent Living Spaces¹ by Rent Range (\$) British Columbia

Centre	Less than \$1,900	\$1,900 - \$2,399	\$2,400 - \$2,899	\$2,900 and more
	% of Total ²	% of Total ²	% of Total ²	% of Total ²
Lower Mainland	12.8	19.0	17.2	51.0
Fraser East	26.5	30.6	27.4	15.4
Fraser North	21.4	16.2	18.6	43.8
Fraser South	9.3	15.8	20.8	54.1
Vancouver Coastal	1.4	18.4	5.6	74.6
Vancouver Island/ Central Coast	12.1	14.5	22.9	50.5
Metro Victoria & Gulf Islands	8.3	15.2	15.8	60.7
Central Vancouver Island	20.4	13.9	32.2	33.5
Courtenay/ North Island/ Central Coast	3.0	12.2	32.9	52.0
Okanagan/ Thompson/ Shuswap	22.1	28.5	33.7	15.7
Central Okanagan	15.5	28.0	39.6	16.9
North Okanagan	37.0	19.9	29.5	13.7
South Okanagan	27.0	35.8	27.0	10.1
Thompson/ Shuswap	18.0	30.2	32.5	19.3
Other BC	22.4	31.0	38.6	8.0
British Columbia	15.4	20.9	23.7	40.0

Figures exclude semi-private and ward units.

¹ Nationally these are referred to as Standard Spaces.

² % is based on those spaces where the rent is known.

The following units are excluded from the table above: non-market/subsidy units; respite units; and, units where an extra charge is paid for Heavy-care (1½ hours or more of care).

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2.4 Proportion (%) of Structures where Select Services are Available¹ by Structure Size British Columbia

Centre	Meals				On-Site Medical Services	On-Site Nursing Services ²	24-hour call bell	Pharmacy
	Optional	# included in rent						
		1	2	3				
Lower Mainland	0.0	10.5	34.1	55.4	41.0	31.1	94.8	6.8
10 - 49	0.0	10.5	20.5	69.0	17.5	17.0	89.9	0.0
50 - 89	0.0	6.0	60.5	33.4	33.3	17.7	87.9	6.2
90 or more	0.0	12.6	27.4	60.0	54.5	43.3	100.0	10.0
Fraser East	0.0	13.0	21.7	65.2	56.5	30.4	87.0	13.0
10 - 49	0.0	0.0	11.1	88.9	22.2	11.1	77.8	0.0
50 - 89	**	**	**	**	**	**	**	**
90 or more	0.0	30.0	20.0	50.0	90.0	40.0	100.0	30.0
Fraser North	0.0	3.6	44.2	52.2	29.9	22.3	96.4	3.6
10 - 49	**	**	**	**	**	**	100.0	**
50 - 89	**	**	75.4	24.6	24.6	12.3	87.7	**
90 or more	0.0	6.5	26.6	66.9	**	**	100.0	6.5
Fraser South	0.0	5.0	33.4	61.6	51.4	36.0	100.0	7.9
10 - 49	**	**	**	88.8	**	**	100.0	**
50 - 89	**	13.7	**	**	**	27.4	100.0	**
90 or more	0.0	0.0	**	60.6	65.3	**	100.0	13.3
Vancouver Coastal	0.0	18.7	34.8	46.5	30.4	32.5	92.9	4.7
10 - 49	**	**	**	28.5	**	28.5	85.5	**
50 - 89	0.0	**	56.9	**	28.6	6.9	85.6	14.4
90 or more	0.0	22.8	18.2	59.0	41.2	50.3	100.0	0.0
Vancouver Island/ Central Coast	1.2	15.7	40.0	43.1	26.5	25.3	95.3	3.6
10 - 49	0.0	28.5	35.1	36.4	14.3	11.4	91.6	0.0
50 - 89	5.4	0.0	**	55.6	22.3	16.6	94.6	0.0
90 or more	0.0	10.1	46.3	43.6	43.3	46.8	100.0	10.0
Metro Victoria & Gulf Islands	0.0	18.1	45.5	**	27.3	25.1	95.6	2.3
10 - 49	0.0	**	**	**	**	**	89.4	0.0
50 - 89	0.0	0.0	**	**	**	**	100.0	0.0
90 or more	**	**	**	**	**	**	100.0	**
Central Vancouver Island	3.2	12.9	32.3	51.6	29.0	25.8	93.5	6.5
10 - 49	0.0	23.1	15.4	61.5	15.4	7.7	92.3	0.0
50 - 89	16.7	0.0	16.7	66.7	16.7	16.7	83.3	0.0
90 or more	0.0	8.3	58.3	33.3	50.0	50.0	100.0	16.7
Courtenay/ North Island/ Central Coast	0.0	12.5	37.5	50.0	12.5	25.0	100.0	0.0
10 - 49	0.0	25.0	25.0	50.0	0.0	25.0	100.0	0.0
50 - 89	**	**	**	**	**	**	**	**
90 or more	**	**	**	**	**	**	**	**
Okanagan/ Thompson/ Shuswap	3.5	10.4	32.7	53.4	26.9	16.4	94.2	1.2
10 - 49	0.0	5.8	34.7	59.5	22.9	2.9	91.5	2.9
50 - 89	9.0	13.4	**	41.4	22.9	18.3	90.9	0.0
90 or more	3.4	13.6	27.7	55.3	34.7	31.4	100.0	0.0
Other BC	0.0	28.2	53.4	18.4	15.9	15.9	97.7	2.3
10 - 49	0.0	14.4	60.7	24.9	17.5	10.5	96.5	3.5
50 - 89	**	**	**	**	**	**	**	**
90 or more	**	**	**	9.7	**	38.8	100.0	**
British Columbia	1.1	13.9	37.6	47.3	30.9	24.2	95.1	4.1
10 - 49	0.0	15.1	37.2	47.7	18.1	10.2	92.2	1.6
50 - 89	3.8	10.3	47.2	38.7	28.2	16.5	91.1	2.6
90 or more	0.7	14.9	32.5	51.8	44.0	41.3	100.0	7.2

¹ Services are considered to be included in rent for a structure if the majority of all spaces have the service included in the rent.

² On-site nursing services include RN, RPN or LPN.

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a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

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2.5 Proportion (%) of Structures with Access to Selected Amenities¹
by Structure Size
British Columbia

Centre	Transportation Services	Swimming Pool	Hot Tub - Spa	Movie Theatre	Exercise Facilities	Internet
Lower Mainland	42.4	4.5	23.5	34.9	60.8	72.8
10 - 49	24.3 d	0.0 b	13.6 c	6.9 c	**	41.3 a
50 - 89	33.7 a	0.0 b	15.2 d	24.0	51.5	69.8
90 or more	54.0 a	8.5 b	31.5	51.7	77.3	87.3
Fraser East	52.2 a	4.3	13.0	30.4	47.8	60.9
10 - 49	22.2 a	0.0	22.2 a	11.1 a	33.3	33.3
50 - 89	**	**	**	**	**	**
90 or more	70.0 a	10.0 a	10.0 a	40.0 a	60.0 a	80.0 a
Fraser North	**	7.1	18.8	**	71.0	74.1
10 - 49	**	**	**	**	**	**
50 - 89	**	**	**	**	63.1 a	63.1 a
90 or more	**	12.9	**	**	74.2 a	87.1 a
Fraser South	51.3	5.3 c	23.2 c	38.4	61.7	79.4
10 - 49	**	**	**	**	**	**
50 - 89	71.7 a	**	**	13.7 c	**	85.1
90 or more	**	**	**	56.4	73.9	87.0
Vancouver Coastal	34.7	2.3	32.4	32.5	60.4	72.0
10 - 49	**	**	14.0 c	**	**	27.9 d
50 - 89	**	0.0 c	28.3 d	13.9	**	64.4
90 or more	63.5	4.5	40.8	54.7	90.9	90.9
Vancouver Island/ Central Coast	37.7	2.4	15.9	26.6	49.6	89.1
10 - 49	14.5 c	0.0	5.5 a	2.8	14.1 c	79.8
50 - 89	**	0.0	11.0 d	22.5 d	61.9	89.2
90 or more	63.5	6.7 c	**	56.7	83.6	100.0
Metro Victoria & Gulf Islands	41.3	2.3	22.8 d	27.3 d	54.5	88.6
10 - 49	**	0.0	0.0 c	0.0	10.9 d	72.3
50 - 89	**	0.0 c	**	**	73.3	100.0
90 or more	66.8 a	**	**	**	93.2	100.0
Central Vancouver Island	29.0	3.2	3.2	25.8	45.2	87.1
10 - 49	7.7	0.0 a	0.0	7.7	15.4	84.6
50 - 89	33.3 a	0.0	0.0	16.7	50.0	66.7
90 or more	50.0	8.3	8.3	50.0	75.0	100.0
Courtenay/ North Island/ Central Coast	50.0	0.0	25.0	25.0	37.5	100.0
10 - 49	25.0	0.0	50.0	0.0	25.0	100.0
50 - 89	**	**	**	**	**	**
90 or more	**	**	**	**	**	**
Okanagan/ Thompson/ Shuswap	43.9	3.5	19.7	29.2	52.3	73.1
10 - 49	20.0	0.0	11.5 c	8.6	22.7	54.0
50 - 89	45.0	4.6	4.6	**	59.3	81.7
90 or more	72.3	6.8	41.4	48.5	83.0	89.6
Other BC	32.7	0.0	16.4	6.8	42.3	51.1
10 - 49	10.5	0.0	0.0	0.0	25.3 c	60.7
50 - 89	**	**	**	**	**	**
90 or more	69.9	**	**	19.4	69.9	**
British Columbia	40.4	3.2	19.8	28.0	53.7	74.1
10 - 49	17.4	0.0 b	7.8 a	4.7	22.9	59.7
50 - 89	41.3	1.3	12.9	26.9	58.0	74.4
90 or more	61.0	7.2	34.7	49.8	79.3	87.2

¹ Services are considered to be included in rent for a structure if the majority of all spaces have the service included in the rent.

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** : Suppressed for confidentiality/statistical reliability - : A zero count or no Universe

3.1 Average Rent (\$) of Independent Living Spaces¹ by Unit Type British Columbia

Centre	Bachelor		One Bedroom		Two Bedroom		Total	
	2014	2015	2014	2015	2014	2015	2014	2015
Lower Mainland	2,205	2,194	3,122	3,227	4,146	4,341	3,051	3,143
Fraser East	1,793	1,815	2,326	2,331	3,016	3,123	2,354	2,382
Abbotsford/Mission	**	**	2,332	2,305	3,152	3,285	2,448	2,447
Chilliwack/Hope/Agassiz	1,695	1,743	2,316	2,376	2,870	2,950	2,241	2,302
Fraser North	1,813	1,795	2,707	2,772	3,844	3,959	2,573	2,622
Burnaby	1,722	1,655	2,530	2,635	**	**	2,328	2,402
Coq/PtCoq/PtMoody	1,362	1,387	2,904	3,094	4,116	4,083	2,660	2,792
Maple Ridge/Pitt Meadows	**	**	2,515	2,422	3,435	3,500	2,551	2,483
New Westminster	**	**	**	**	**	**	**	**
Fraser South	2,158	2,122	3,083	3,153	3,904	3,854	3,011	3,033
Langley	2,098	2,188	2,804	2,779	3,472	3,449	2,815	2,804
Surrey/Delta	2,061	1,959	3,083	3,068	3,963	3,816	2,824	2,775
White Rock/S. Surrey	2,551	2,518	3,379	3,583	4,403	4,373	3,412	3,536
Vancouver Coastal	2,834	2,832	4,072	4,277	5,603	6,107	3,975	4,187
Vancouver	2,582	2,566	4,434	4,539	6,359	6,287	3,987	4,019
Richmond	**	**	**	**	**	**	2,968	2,966
North/West Vancouver	**	5,169	4,476	4,992	5,748	6,626	4,863	5,396
Coastal Vancouver	**	**	**	**	**	**	**	**
Vancouver Island/ Central Coast	1,999	1,969	3,040	3,067	3,937	4,121	2,964	2,987
Metro Victoria & Gulf Islands	2,149	2,277	3,230	3,311	4,285	4,584	3,172	3,301
Saanich, Peninsula & Gulf Islands	2,526	2,702	3,416	3,493	4,395	4,682	3,432	3,582
Victoria / Esq. /Oak Bay / V. Royal	1,937	2,055	3,225	3,331	4,372	4,729	3,074	3,202
West Shore	**	**	**	**	**	**	**	**
Central Vancouver Island	1,681	1,507	2,717	2,683	3,402	3,409	2,591	2,492
Duncan/Cowichan	1,545	1,604	2,554	2,727	**	**	2,246	2,387
Parksville/Qualicum	**	**	**	**	**	**	**	**
Port Alberni	**	**	**	**	**	**	**	**
Nanaimo	1,708	1,379	2,699	2,635	3,545	3,452	2,650	2,478
Courtenay/ North Island/ Central Coast	2,383	2,309	**	**	**	**	2,933	2,902
Okanagan/ Thompson/ Shuswap	1,768	1,769	2,363	2,386	3,154	3,133	2,348	2,362
Central Okanagan	1,791	1,836	2,376	2,462	3,648	3,528	2,440	2,492
North Okanagan	1,598	1,553	2,476	2,420	3,086	3,202	2,185	2,212
South Okanagan	1,750	1,771	2,084	2,129	2,910	2,993	2,148	2,192
Thompson/ Shuswap	1,947	1,944	2,550	2,471	2,829	2,744	2,460	2,394
Other BC	1,636	1,698	2,143	2,255	2,623	2,793	2,131	2,237
British Columbia	2,020	2,014	2,876	2,941	3,726	3,863	2,811	2,868

¹ Nationally these are referred to as Standard Spaces.

The following units are excluded from the table above: non-market/subsidy units; respite units; and, units where an extra charge is paid for Heavy-care (1½ hours or more of care).

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OI Average Rent (\$) of Independent Living Spaces¹
by Unit Type and Date Residence Opened
British Columbia

Centre	Before 1990	1990-1999	2000 or later	Total
Lower Mainland	2,989	2,573	3,321	3,143
Bachelor	2,026	1,893	2,435	2,194
One Bedroom	3,590	2,670	3,283	3,227
Two Bedroom	5,018	3,697	4,339	4,341
Vancouver Island/ Central Coast	2,814	3,038	3,037	2,987
Bachelor	1,609	2,314	2,061	1,969
One Bedroom	3,179	3,133	3,006	3,067
Two Bedroom	4,854	3,848	4,041	4,121
Okanagan/ Thompson/ Shuswap	1,654	2,497	2,435	2,362
Bachelor	1,249	1,882	1,923	1,769
One Bedroom	1,916	2,497	2,415	2,386
Two Bedroom	**	3,278	3,119	3,133
Other BC	**	**	2,255	2,237
Bachelor	**	**	1,735	1,698
One Bedroom	**	**	2,255	2,255
Two Bedroom	**	**	2,793	2,793
British Columbia	2,719	2,691	2,958	2,868
Bachelor	1,783	2,024	2,170	2,014
One Bedroom	3,199	2,758	2,937	2,941
Two Bedroom	4,602	3,580	3,845	3,863

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**O2 Universe, Vacancy Rates (%) and Average Rents (\$)
for Non-Urban Centres less than 50,000 population
British Columbia**

	Lower Mainland	Vancouver Island/ Central Coast	Okanagan/ Thompson/ Shuswap	Other BC	Total
Universe					
Independent Living Spaces ¹					2,436
Other					3,196
Total	368	1,437	1,886	1,941	5,632
Universe of Spaces					
Bachelor					2,695
One-Bedroom					2,587
Two-Bedroom					350
Total	368	1,437	1,886	1,941	5,632
Total Vacancy Rate					
Bachelor					2.8
One-Bedroom					9.4
Two-Bedroom					3.8
Total	7.6	2.9	10.7	2.7	5.9
Independent Living ¹ Vacancy Rate					
Bachelor					6.0
One-Bedroom					14.2
Two-Bedroom					4.1
Total	23.5	4.9	16.1	4.9	11.1
Independent Living ¹ Spaces Rent					
Bachelor					1,687
One-Bedroom					2,272
Two-Bedroom					2,975
Total	2,178	2,538	2,180	2,192	2,243

¹ Nationally these are referred to as Standard Spaces.

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O3.1 Universe of Total Spaces¹
by Unit Type
British Columbia

Centre	Bachelor	One Bedroom	Two Bedroom	Total
Lower Mainland	17,876	7,254	1,025	26,155
Fraser East	1,832	1,112	232	3,176
Fraser North	3,640	1,638	152	5,430
Fraser South	4,612	2,244	343	7,199
Vancouver Coastal	7,792	2,260	298	10,350
Vancouver Island/ Central Coast	7,225	3,584	534	11,343
Metro Victoria & Gulf Islands	3,669	2,129	321	6,119
Central Vancouver Island	2,552	1,165	155	3,872
Courtenay / North Island / Central Coast	1,004	290	58	1,352
Okanagan/ Thompson/ Shuswap	5,641	3,276	665	9,582
Central Okanagan	1,820	1,337	215	3,372
North Okanagan	920	460	126	1,506
South Okanagan	1,240	709	114	2,063
Thompson/ Shuswap	1,661	770	210	2,641
Other BC	2,904	950	150	4,004
British Columbia	33,646	15,064	2,374	51,084

¹Information above includes all heavy care units - both those heavy care units located within seniors' complexes with independent living suites and also those located in residences which offer heavy care to 100% of units (such as nursing homes, long term care homes, extended care homes and multi-level care homes)

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O3.2 Vacancy Rates (%) of Total Spaces¹
by Unit Type
British Columbia

Centre	Bachelor	One Bedroom	Two Bedroom	Total
Lower Mainland	2.1	7.7	8.3	3.9
Fraser East	2.5	6.4	9.5	4.4
Fraser North	1.7	7.2	7.2	3.7
Fraser South	3.4	8.2	9.0	5.2
Vancouver Coastal	1.4	8.3	7.0	3.1
Vancouver Island/ Central Coast	2.6	4.9	6.7	3.6
Metro Victoria & Gulf Islands	2.4	4.6	6.5	3.4
Central Vancouver Island	2.7	6.0	6.5	3.9
Courtenay/ North Island/ Central Coast	3.1	3.1	8.6	3.3
Okanagan/ Thompson/ Shuswap	2.1	9.1	8.3	4.9
Central Okanagan	1.4	6.4	6.0	3.7
North Okanagan	0.9	8.0	2.4	3.2
South Okanagan	2.7	10.7	4.4	5.6
Thompson/ Shuswap	3.0	13.1	16.2	7.0
Other BC	1.0	4.5	2.0	1.9
British Columbia	2.1	7.2	7.5	3.9

¹Information above includes all heavy care units - both those heavy care units located within seniors' complexes with independent living suites and also those located in residences which offer heavy care to 100% of units (such as nursing homes, long term care homes, extended care homes and multi-level care homes)

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O3.3 Universe of Total Spaces¹ by Size of Residence British Columbia

Centre	< 50 Spaces		50 - 99 Spaces		100 + Spaces		Median Residence Size
	Number of Residences	Total Spaces	Number of Residences	Total Spaces	Number of Residences	Total Spaces	
Lower Mainland	38	1,053	78	5,768	124	19,334	100
Fraser East	13	380	10	763	11	2,033	73
Fraser North	6	163	17	1,188	26	4,079	100
Fraser South	10	214	17	1,344	36	5,641	116
Vancouver Coastal	9	296	34	2,473	51	7,581	102
Vancouver Island/ Central Coast	66	1,356	42	2,945	45	7,042	60
Metro Victoria & Gulf Islands	31	736	21	1,411	26	3,972	61
Central Vancouver Island	24	449	15	1,068	14	2,355	60
Courtenay/ North Island/ Central Coast	11	171	6	466	5	715	47
Okanagan/ Thompson/ Shuswap	46	913	44	3,232	38	5,437	71
Central Okanagan	10	128	8	579	18	2,665	100
North Okanagan	9	226	8	636	5	644	71
South Okanagan	10	180	12	844	7	1,039	64
Thompson/ Shuswap	17	379	16	1,173	8	1,089	66
Other BC	45	924	21	1,541	11	1,539	36
British Columbia	195	4,246	185	13,486	218	33,352	75

¹Information above includes all heavy care units - both those heavy care units located within seniors' complexes with independent living suites and also those located in residences which offer heavy care to 100% of units (such as nursing homes, long term care homes, extended care homes and multi-level care homes)

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O3.4 Vacancy Rate (%) and Universe of Total Spaces¹
by Date Residence Opened
British Columbia

Centre	Before 2001		2001 or later		Total	
	Vacancy Rate	Universe	Vacancy Rate	Universe	Vacancy Rate	Universe
Lower Mainland	3.0	14,294	5.1	11,861	3.9	26,155
Fraser East	3.5	1,938	5.7	1,238	4.4	3,176
Fraser North	3.0	3,086	4.6	2,344	3.7	5,430
Fraser South	6.2	2,659	4.6	4,540	5.2	7,199
Vancouver Coastal	1.6	6,611	5.8	3,739	3.1	10,350
Vancouver Island/ Central Coast	3.6	6,131	3.5	5,212	3.6	11,343
Metro Victoria & Gulf Islands	3.1	3,829	4.0	2,290	3.4	6,119
Central Vancouver Island	4.9	1,660	3.1	2,212	3.9	3,872
Courtenay/ North Island/ Central Coast	3.7	642	3.0	710	3.3	1,352
Okanagan/ Thompson/ Shuswap	2.7	4,290	6.7	5,292	4.9	9,582
Central Okanagan	3.8	2,007	3.5	1,365	3.7	3,372
North Okanagan	1.3	850	5.6	656	3.2	1,506
South Okanagan	2.4	794	7.6	1,269	5.6	2,063
Thompson/ Shuswap	1.7	639	8.6	2,002	7.0	2,641
Other BC	1.1	1,276	2.2	2,728	1.9	4,004
British Columbia	3.0	25,991	4.8	25,093	3.9	51,084

¹Information above includes all heavy care units - both those heavy care units located within seniors' complexes with independent living suites and also those located in residences which offer heavy care to 100% of units (such as nursing homes, long term care homes, extended care homes and multi-level care homes)

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O4 Assisted Living¹ Unit Counts by Unit Type British Columbia

Centre	Business Type	Funded	Private Pay	Total Assisted Living ¹
Lower Mainland	Non-Profit	1,385	389	1,774
	Profit	619	713	1,332
Fraser East	Non-Profit	184	34	218
	Profit	130	135	265
Fraser North	Non-Profit	300	**	323
	Profit	**	173	331
Fraser South	Non-Profit	**	**	472
	Profit	208	202	410
Vancouver Coastal	Non-Profit	604	**	760
	Profit	123	204	327
Vancouver Island/ Central Coast	Non-Profit	695	**	821
	Profit	278	581	859
Metro Victoria & Gulf Islands	Non-Profit	387	**	467
	Profit	**	196	291
Central Vancouver Island	Non-Profit	209	46	255
	Profit	157	259	416
Courtenay/ North Island/ Central Coast	Non-Profit	99	**	99
	Profit	26	126	152
Okanagan/ Thompson/ Shuswap	Non-Profit	477	3	480
	Profit	208	520	729
Central Okanagan	Non-Profit	149	**	149
	Profit	47	65	112
North Okanagan	Non-Profit	58	2	60
	Profit	47	16	63
South Okanagan	Non-Profit	**	**	**
	Profit	**	**	195
Thompson/ Shuswap	Non-Profit	169	**	169
	Profit	**	314	358
Other BC	Non-Profit	284	**	292
	Profit	211	126	337
British Columbia	Non-Profit	2,841	526	3,367
	Profit	1,316	1,941	3,257

¹ Assisted Living Units as defined under BC's Community Care and Assisted Living Act; generally Assisted Living includes services such as meals, housekeeping, laundry and some assistance with personal care such as grooming, mobility and medications. These units are usually also designated as Independent Living.

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O5 Number of Residents, Number of Residents Living Alone and Number of Residents Needing Heavy Care British Columbia

Centre	2014	2015
Lower Mainland		
Total number of residents	13,635	14,192
Number of residents living alone	12,107	12,552
Total number of couples	764	820
Number of residents needing heavy care	3,352	3,348
Average age of residents	83	83
Total of all residents in heavy care units ¹	15,558	15,081
Vancouver Island/ Central Coast		
Total number of residents	7,182	7,252
Number of residents living alone	6,267	6,304
Total number of couples	457	474
Number of residents needing heavy care	1,877	1,916
Average age of residents	82	84
Total of all residents in heavy care units ¹	6,120	6,057
Okanagan/ Thompson/ Shuswap		
Total number of residents	6,188	6,473
Number of residents living alone	5,277	5,488
Total number of couples	456	493
Number of residents needing heavy care	1,220	1,219
Average age of residents	82	83
Total of all residents in heavy care units ¹	4,086	4,321
Other BC		
Total number of residents	2,232	2,281
Number of residents living alone	2,126	2,181
Total number of couples	53	50
Number of residents needing heavy care	655	695
Average age of residents	81	83
Total of all residents in heavy care units ¹	2,361	2,393
British Columbia		
Total number of residents	29,237	30,198
Number of residents living alone	25,777	26,524
Total number of couples	1,730	1,837
Number of residents needing heavy care	7,104	7,177
Average age of residents	82	83
Total of all residents in heavy care units ¹	28,125	27,851

¹ Includes residents in Seniors Housing with heavy care units, plus residents in 100% heavy care facilities such as extended care, multi-level care.

The following letter codes are used to indicate the reliability of the estimates:

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Methodology

Canada Mortgage and Housing Corporation conducts the Seniors' Housing Survey in February and March. This annual survey became national in scope in 2009, covering all centres in each of the ten provinces. Both private and non-profit residences are included in the survey universe.

To be eligible for inclusion in the survey results, a residence must:

- ✓ have at least one unit that is not subsidized;
- ✓ have been in operation for at least one year (for example, it must have started operation before January 2012 to be included in the 2013 survey);
- ✓ have at least 10 rental units (in Quebec, Ontario and the Prairies) or 5 rental units (in the Atlantic provinces and B.C.);
- ✓ offer an on-site meal plan;
- ✓ not mandate high levels of health care (defined as 1.5 hours or more of care per day) to all of its residents; nursing homes and long-term care homes are examples of residences that were not included in the survey;
- ✓ offer rental units; life lease units and owner-occupied units are excluded from this survey; and
- ✓ have at least 50 per cent of its residents who are 65 years of age or older.

The Seniors' Housing Survey is a census and not a sample survey; therefore, all seniors' residences in Canada meeting these criteria are to be part of this survey. The survey universe in Quebec may include private residences that do not meet the conditions for obtaining a certificate of compliance.

Survey data were obtained through a combination of telephone interviews and fax and e-mail responses. Information was obtained from the residence owner, manager or administrator. Survey results reflect market conditions at the time of the survey. Survey results have been weighted to adjust for non-responses, in order to ensure that they are reflective of the universe. The level of statistical reliability is noted in the data tables. For more information on the reliability of the data, please click [here](#).

All statistics published, excluding information on new market supply, include only those residences that have been in operation for at least one year.

Definitions

Space: A space is a residential area that is rented out. Examples of spaces include one half of a semi-private unit, a private or bachelor unit, a one-bedroom unit and a two-bedroom unit. In most cases, a space is the same as a unit. The exception is the case where a unit has been divided to rent to multiple residents. Semi-private and ward units are an example of this. Unless otherwise indicated, data for spaces are for all unit types.

Standard space: A space where the resident does not receive high-level care (that is, the resident receives less than 1.5 hours of care per day) or is not required to pay an extra amount to receive high-level care. Regional terms for this type of space may vary across the country.

Heavy care space: A space where the resident is paying an extra amount to receive high-level care (1.5 hours or more of care per day). Examples of conditions that could require high-level care include Alzheimer's, dementia and reduced mobility.

Respite space: A space used to provide temporary accommodation for a senior who normally lives in another place and not at the residence.

Non-market or subsidy space: A space where the rent received for the unit is less than market rent or where the resident occupying the unit is subsidized.

Rent: The actual amount a resident pays per month for his or her accommodation space and all mandatory services. For vacant spaces, the rent is the amount the owner is asking for the space.

Vacancy: A space is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Capture rate: The main age group living in seniors' residences are persons aged 75 years and older. Capture rate in a centre is the ratio of the total number of residents living in the survey universe divided by its estimated 75+ population, expressed as a percentage.

Acknowledgement

The Seniors' Housing Survey could not have been conducted without the co-operation of the residence owners and their staff. CMHC acknowledges their time and assistance in providing accurate information. As a result of their contribution, CMHC is able to provide data and analysis that benefits the entire industry.

Confidentiality

All information provided through this survey is kept strictly confidential and only used by CMHC to generate statistics and data sets that do not allow for the identification of individuals, households, businesses or buildings.

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